

City of San Antonio



AGENDA

Board of Adjustment Meeting Development and Business Services Center 1901 South Alamo

Monday, December 12, 2022

1:00 PM

1901 South Alamo

At any time during the meeting, the Board of Adjustment Meeting may meet in executive session regarding any of the matters posted for attorney-client consultation in compliance with the Texas Open Meetings Act.

It is the intent of the City that the presiding officer will be in attendance at this location.

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Board of Adjustment Meeting meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off written comments at 1901 S Alamo by 10am on the day of the Meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum three minutes by dialing 210-206-(ZBOA) 9262 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and / or address of the request and / or address of the request.

*Note: Comments may be submitted in Spanish. Written comments and voice mails must be received the day prior to the meeting, at 10am to give time for translation.

Briefing and Possible Action on the following items

1. Discussion, Nominations and Election of Pro-Tem Officer.
2. BOA-22-10300021: A request by Mario Quiroz a request for 1) a 4'-3" variance from a 5' side setback to allow a patio cover with gutters to be 9" away from side property line, 2) a 1'-2" special exception to the 3' solid fence maximum height to allow a 4'-2" solid fence in the front yard, and 3) a 10" special exception to the 6' solid fence maximum height to allow a 6'-10" solid fence in the side and rear yard, located at 5700 Harefield Drive. Staff recommends Approval for the Side and Rear Yard Fence Height. Staff recommends Denial for the Front Yard Fence Height. Staff recommends Denial, with an alternate recommendation for the Patio Side Setback. (Council District 7) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
3. BOA-22-10300055: A request by Valerie Montes a request for 1) a 4' special exception from the maximum 3' front yard fence height requirement to allow a 7' solid screened privacy fence in the front yard, and 2) a 9'-7" variance from the 15' minimum clear vision requirement to allow a solid screened privacy fence to be 5'-5" from the front driveway, located at 104 Pardo Circle. Staff recommends Denial. (Council District 7) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
4. BOA-22-10300233: A request by Gilbert Rodriguez for 1) a 5' variance from the 10' front yard carport maximum height in the Jefferson Neighborhood Conservation District (NCD) design standards to allow a carport to be 15' in height, 2) a request for a front yard carport roof design variance from the Jefferson Neighborhood Conservation District (NCD) design standards to allow a carport to have a pitched roof, and 3) a request for a 5' variance from the 10' minimum front setback requirement to allow a carport to be 5' from the front property line, located at 338 Senisa Drive. Staff recommends Denial. (Council District 7) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
5. BOA-22-10300240: A request by Alvin Peters a request for 1) a 7'-6" variance from the required 15' buffer to allow a 7'-6" side buffer next to a residential lot, 2) a 9'-9" variance from the required 15' buffer to allow a 5'-3" side buffer along a Minor Arterial, 3) a 7'-4" variance from the required 10' buffer to allow a 2'-8" side buffer along a Collector, and 3) a 20' variance from the required 30' side setback to allow a structure to have a 10' side setback, located at 995 SW 36th Street. Staff recommendation Pending. (Council District 6) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
6. BOA-22-10300241: A request by Lake Flato Architects a request for 1) a 4'-11" variance from the 5' minimum side property setback for a structure to be 1" from the side property line, and 2) a request for a 9'-11" variance from the 10' minimum rear property setback for a structure to be 1" from the rear property line, located at 206 Lavaca Street. Staff recommends Approval for the Rear Setback. Staff Recommends Denial with an alternate recommendation for the Side Setback.

(Council District 1) (Richard Bautista-Vazquez, Planner (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

7. BOA-22-10300243: A request by Budget Signs a request for a 30'-8" variance from the 24' sign height maximum, to allow a sign to be 54'-8" tall, located at 2900 Fredericksburg Road. Staff recommends Approval. (Council District 1) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
8. BOA-22-10300244: A request by Jose Ramon Campos a request for a 2'-9" variance from the minimum 5' side setback requirement to allow a structure to be 2'-3" from the side property line, located at 108 Spruce Street. Staff recommends Approval. (Council District 2) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
9. BOA-22-10300245: A request by Lindsay Harris a request for a 11'-10" variance from the 20' required reverse corner side setback to allow a structure and detached accessory structure to be 8'-2" from the side property line, located at 301 Haskin Drive. Staff recommends Approval. (Council District 10) (Joseph Leos, Planner, (210) 207-3074, Joseph.Leos@sanantonio.gov, Development Services Department)
10. BOA-22-10300246: A request by Jonathan Duque a request for a 4' variance from the minimum 5' side property setback to allow a structure with overhang and gutters to be 1' from the side property line, located at 330 Walton Avenue. Staff recommends Approval. (Council District 5) (Vincent Trevino, Senior Planner (210) 207-5501, Vincent.Trevino@sanantonio.gov, Development Services Department)
11. BOA-22-10300248: A request by KFW Engineers & Surveyors a request for a 4' variance from the maximum 6' rear yard fence requirement to allow a solid fence to be 10' in height along the rear yard, located at 1526 Semlinger Road. Staff recommends Approval. (Council District 2) (Rebecca Rodriguez, Senior Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Approval of Minutes

12. Approval of the minutes from the Zoning Board of Adjustment meeting on December 5th, 2022.

Director's Report

13. Consideration for cancelation of the December 19, 2022 meeting.

ADJOURNMENT

At any time during the meeting, the Board of Adjustment Meeting may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7720 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Posted
on: 12/09/2022 12:32 PM